

April 6, 2021

Real Estate Investment Trust Unit Issuer:  
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(Securities Code: 8957)

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## **Notice Concerning Short-Term Debt Financing**

Based on the commitment line agreement concluded with the banks, TOKYU REIT, Inc. (“TOKYU REIT”) today announced its decision to undertake short-term debt financing. Brief details are as follows.

### **1. Debt Financing**

#### **(1) Rationale**

TOKYU REIT will undertake debt financing for the payment of cash distributions.

#### **(2) Details of Debt Financing**

Classification	Short-Term Debt (Commitment Line)
Lender	Sumitomo Mitsui Trust Bank, Limited.
Debt Financing Amount	¥1,000 million
Interest Rate	0.47345%
Borrowing Method	Lump-sum repayment on maturity
Drawdown Date	April 8, 2021
Maturity Date	July 15, 2021
Period	3 months
Collateral	Unsecured, unguaranteed
Financing Fee	None

## 2. Total Debt After Additional Debt Financing

	Debt Balance Prior to Additional Debt Financing (¥ millions)	Debt Balance after Additional Debt Financing (¥ millions)	Change (¥ millions)
Short-Term Debt Financing	12,200	13,200	+1,000
Long-Term Debt Financing	86,400	86,400	-
Total Debt Financing	98,600	99,600	+1,000
Investment Corporation Bonds	8,000	8,000	-
Interest-Bearing Debt	106,600	107,600	+1,000

## 3. Others

Regarding the loan repayment risk, there is no change to the “Investment risks” of the latest securities report submitted on October 30, 2020.

This notice may contain forward-looking statements, such as current plans, strategies, and future performance. These forward-looking statements are based on judgments obtained from currently available information. Please be advised that, for a variety of reasons, actual results may differ materially from those discussed in the forward-looking statements. Events that might affect actual results include, but are not limited to, fluctuations of the real estate market in Japan, general conditions of the Japanese economy, competitive pressures and relevant regulations. This notice is a translation of the original document in Japanese and is prepared solely for the convenience of non-Japanese speakers. There is no assurance as to the accuracy of the English translation. The original Japanese notice shall prevail in the event of any discrepancies between the translation and the Japanese original.